



**86 Cooperstown Court SW
Airdrie, Alberta**

MLS # A2201026



\$1,154,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,498 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Gemstone Lights, Hot Tub, TV Mounts, Camera mounts		

This stunning 4-bedroom, 3.5-bathroom home offers luxurious living on an oversized lot in a quiet cul-de-sac, directly across from a scenic greenspace. With 2,498 sq. ft. of above-grade living space plus a fully finished basement, this home is designed for comfort, style, and functionality. The open-concept main floor features elegant coffered ceilings in the great room, a beautiful fireplace, and a gourmet kitchen with high-end appliances, a spacious island, and custom cabinetry. A main-floor flex room provides versatility and can be used as a dining area, office, or playroom. Upstairs, the primary suite is a private retreat with a spa-like ensuite featuring a standalone soaker tub, glass-enclosed shower, heated floors, and a large walk-in closet. Additional bedrooms are generously sized, offering ample space for family and guests. The fully developed basement expands the living space with a wet bar, a gym or fourth bedroom, a cozy family room with a fireplace, and an additional flex space that can be used as a home theatre, office, or hobby room. The south-facing backyard is perfect for outdoor enjoyment, featuring an oversized hot tub, a covered deck, and stunning Gemstone exterior lighting. The oversized heated garage with epoxy flooring provides ample space for vehicles, storage, and workspace, while RV parking adds extra convenience. This home is ideally located within walking distance of schools, parks, and the many amenities at Coopers Promenade, offering a perfect balance of tranquility and accessibility. Thoughtfully designed with high-end finishes throughout, this home is move-in ready and an exceptional opportunity for those seeking luxury, space, and a prime location in Airdrie. Don't miss your chance to view this incredible property—book your private showing today.